

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 1.4
(ID # 19872)

MEETING DATE:
Tuesday, August 30, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37759 – CEQA EXEMPT – Applicant: David Delosevic –
Engineer: Ray R. Zeqollari – First Supervisorial District – Cleveland Area – Elsinore Area Plan:
Open Space – Rural (OS:RUR) 20 acre minimum – Location: South of Boundary Road, West of
Indian Potrero Truck Trail – 48 Acres – Zoning: Rural Residential (R-R) – REQUEST: A
Schedule “I” Tentative Parcel Map division of a 48 acre parcel into two parcels. Parcel No. 1 is
28 acres and Parcel No. 2 is 20 acres. No improvements are proposed to the property. APN:
901-020-028: District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Decision of Approval for the above
referenced case acted on the July 25th, 2022, Directors Hearing.

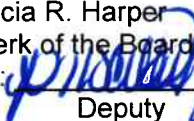
ACTION:Consent


John Hildebrand, Planning Director 8/22/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by
unanimous vote, IT WAS ORDERED that the above matter is received and filed as
recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 30, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE PARCEL MAP NO. 37759 (TPM No. 37759) is a Schedule "I" Tentative Parcel Map subdivision to create a 28-acre parcel and a 20-acre parcel from a 48-acre parcel in the R-R (Rural Residential) Zone. The project site is located south of Boundary Road, west of Indian Potrero Truck Trail within the Elsinore Area Plan boundary.

Tentative Parcel Map No. 37759 was submitted to the County of Riverside County on April 20, 2020. The applicant proposes a subdivision to create a 28-acre parcel and a 20-acre parcel from an existing 48-acre into two parcels. The subdivision will facilitate the selling and the transferring of ownership of the parcels at a later date. No development or grading is proposed for the property with this application. The property is undeveloped and is visually characterized as being mountainous open space.

The subject project has been reviewed and conditioned to comply with all applicable standards of Ordinance No 460, therefore it would be in compliance with the standards of a schedule "I" division.

Planning Director's Decision

The Planning Director approved Tentative Parcel Map 37759 during the July 25th, 2022 Director's Hearing.

Board Action

The Planning Director's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

This proposed project has been determined to be categorically **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption).

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Approval Letter
- B. Staff Report Package



Jason Farin, Principal Management Analyst 8/23/2022



RIVERSIDE COUNTY

PLANNING DEPARTMENT

John Hildebrand
Planning Director

July 25, 2022

TO: David and Aggie Delosevic
30472 Gateway Place, Unit 229
Rancho Mission Viejo, CA 92694

RE: Tentative Parcel Map No. 37759 (TPM37759)

On **July 25, 2022**, the Riverside County Planning Director approved the above referenced case subject to the attached FINAL conditions.

Action taken on the above referenced Planning Department case is considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director



Jason Allin, Urban Regional Planner II

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
3.1
(ID # 19659)
MEETING DATE:
Monday, July 25, 2022

SUBJECT: TENTATIVE PARCEL MAP NO. 37759 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense) – Applicant: David Delosevic – Engineer: Ray R. Zeqollari – First Supervisorial District – Cleveland Area – Elsinore Area Plan – Open Space: Rural (OS:RUR) (20-Acre Minimum) – 48 Acres – Zoning: Rural Residential (R-R) – Location: south of Boundary Road, west of Indian Potrero Truck Trail. REQUEST: TENTATIVE PARCEL MAP NO. 37759 is a Schedule “I” Tentative Parcel Map subdivision of a 48-acre parcel into two (2) parcels. Parcel No. 1 is proposed 28 acres and Parcel No. 2 is proposed 20 acres. No improvements are proposed to the properties. APN: 901-020-028. Project Planner: Jason Allin at (951) 955-3107 or email JasAllin@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM37759
Environmental Type:	Exemption
Area Plan No.	Elsinore
Zoning Area/District:	
Supervisorial District:	First District
Project Planner:	Jason Allin
Project APN(s):	901-020-028
Continued From:	



John Hildebrand, Planning Director 7/25/2022

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37759 (TPM No. 37759) is a Schedule “I” Tentative Parcel Map subdivision to create a 28-acre parcel and a 20-acre parcel from a 48-acre parcel in the R-R (Rural Residential) Zone.

The project site is located south of Boundary Road, west of Indian Potrero Truck Trail within the Elsinore Area Plan boundary.

The above is hereinafter referred to as “The Project” or “Project.”

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37634, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Open Space (OS)
Existing General Plan Land Use Designation:	Rural (RUR)
Surrounding General Plan Land Uses	
North:	Open Space Rural (OS:RUR)
East:	Open Space Rural (OS:RUR)
South:	County of Orange
West:	County of Orange
Existing Zoning Classification:	Rural Residential (R-R)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	County of Orange
West:	County of Orange
Existing Use:	Open Space, Undeveloped Land
Surrounding Uses	
North:	Open Space, Undeveloped Land
East:	Open Space, Undeveloped Land
South:	Open Space, Undeveloped Land
West:	Open Space, Undeveloped Land

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	48	20 AC Min (per OS: RUR)
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	N/A	N/A
Building Height (FT):	N/A	50' (per R-R Zone)
Proposed Minimum Lot Size:	Parcel 1: 28 Ac.	20 Ac Min. (per OS: RUR)
Proposed Minimum Lot Size:	Parcel 2: 20 Ac.	20 Ac Min. (per OS: RUR)
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule "I"	

Located Within:

City's Sphere of Influence:	No – Not In A City Sphere
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No – Outside Flood Plain, Review Not Required
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Moderate Liquefaction Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Line
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No – Not In A Cell Number
CVMSHCP Conservation Boundary:	No – Not In A Cell Number
Stephens Kangaroo Rat ("SKR") Fee Area:	No – Not In The SKR Fee Area
Airport Influence Area ("AIA"):	No – Not In An Airport Influence Area

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 37759 was submitted to the County of Riverside County on April 20, 2020. The applicant proposes a subdivision to create a 28-acre parcel and a 20-acre parcel from an existing 48-acre into two parcels. The subdivision will facilitate the selling and the transferring of ownership of the parcels at a later date. No development or grading is proposed for the property with this application. The property is undeveloped and is visually characterized as being mountainous open space. The site is accessed by Boundary Road and Gabino Canyon Road North Spur which are unpaved roads.

General Plan Consistency

The property is within the Elsinore Area Plan and has a General Plan Foundational Component of Open Space (OS). The Open Space foundational component identifies areas for the preservation of habitat, water, and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources. The property has a land use designation of Rural (OS:RUR) which is a designation that is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The project is a proposal to subdivide the property and does not include a proposed land use development or grading. Approval of the project will create two lots with a minimum of 20 gross acres. Approval of the project provides an opportunity to establish single-family residential development at a density permitted in areas designated OS:RUR. Any future land use development and/or entitlement project will comply with applicable policies, regulations, and the California Environmental Quality Act. All applicable conditions will apply as part of the conditions of approval.

Development Code Consistency

The property has a Rural Residential (R-R) Zoning classification. The zoning classification establishes lot area minimum requirements of one-half (1/2) acres, with a minimum average width of 80 feet. Staff reviewed the proposed project and determined that the proposed project is compliant zone development standards. The proposed parcels are larger than a ½ acres and have a minimum that exceeds 80 feet. Parcel No. 2 as an average width of 929.58 feet, while Parcel No. 1 has an average width of 941.47 feet.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15061 (b) (3) since the project is a Tentative Parcel Map that will have no effect on the environment. The application does not include development proposal or grading. This exemption is applicable to the project since it does not propose new development, new structures, grading, or any change to the project site. No variances or exceptions are requested from the County's development standards and no changes are proposed to the existing general plan. The project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (14 CCR 15061(b) (3)). There are no possible significant effect directly related to the project because it will not cause any physical change in the environment therefore no further action is required under CEQA. Future development applications that propose to impact the environment of the site would require additional CEQA processing.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Open Space: Rural (OS:RUR). This designation is applied to remote, privately owned open space areas with limited access

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. Other use permitted on OS:RUR designated property includes surface mining. The proposed project will create two lots to facilitate the selling and the transferring of ownership of the parcels at a later date. No development or grading is proposed for the property with this application. The creation of two lots with a minimum of 20 gross acres does not preclude the site from being develop pursuant to the General Plan Land Use Designation of OS:RUR.

2. The project site has a Zoning Classification of Rural Residential (R-R), which is consistent with the Riverside County General Plan.
3. The project site is not located within a policy area.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Tentative Parcel, pursuant to the provisions of the Riverside County Ordinance 460 (Subdivisions). Tentative Parcel Map 37759 is a proposed Schedule I Parcel Map to subdivide 48 acres into 2 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates residential lots that are consistent with the provisions of the General Plan Principles IV Community Design A. 1. The General Plan fosters variety of choice in community development, particularly in the choice and opportunity for housing in various densities, of a wide range of prices and accommodating a range of lifestyles in equally diverse community settings. As discussed above, the proposed parcel map will create two residential lots that is consistent with the OS: RUR designation and follows the development pattern of the surrounding areas. This provides housing opportunities in the rural area of the County.
2. The site of the proposed land division is physically suitable for the type of development, as the site meets the development standards for the R-R zoning classification which requires a one-half acre, with a minimum average width of 80 feet. The proposed parcels are larger than a ½ acres and have a minimum that exceeds 80 feet. Parcel No. 2 as an average width of 929.58 feet, while Parcel No. 1 has an average width of 941.47 feet.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

3. The site of the proposed land division is physically suitable for the proposed density of the development. The project does not include a proposed land use development or grading. The lots can support single-family residential uses that is consistent with the OS: RUR designation, which permits a density of one dwelling unit per 20 acres. The project is proposing two separate parcels with a minimum of 20 acres.

4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has no direct impact on the natural environment. The project does not propose any development or improvements and is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption).

5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed parcel map creates two residential lots that will not lead to drastic increase in traffic volume for the surrounding community. In addition, air quality is not likely to substantially change due to any future residential development.

6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "I" Map.
 - a. Streets. The minimum improvements for streets shall be as follows:
 - i. If no Specific Plan has been filed on the land to be divided, no improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for Transportation Department review and approval.
 1. This current parcel does not sit within a Specific Plan and the project has been reviewed and cleared by the Transportation Department.
 - ii. Legal access shall be provided as defined in Section 3.10.
 1. Through review and clearance provided by Riverside County's Transportation Department access will be provided via Gambino Canyon Road located in Orange County.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- b. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified in this section. 1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509. 2. Lands zoned A-1, A-2, A-P, or A-D identified in the Riverside County General Plan as important farmland shown on the Agricultural Resources Map.
 - i. This finding is not applicable to the project presented within this Staff Report.

- c. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district: 1. Whenever in this ordinance reference is made to any street design, standards, minimum improvements, maintenance, access, or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the Transportation Department has previously approved such standards. The land divider shall submit to the Transportation Department a street construction permit issued by the community services district approving the proposed street construction.
 - i. This item is not applicable as this parcel map division is not located within a community service district.

- 7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the parcels are provided access via Gambino Canyon North Spur through an executed lease agreement.

- 8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of the R-R zone. Compliance with this zoning classification is further discussed in the following section of the staff report.

Development Standards Findings:

- 1. Where a structure is erected or a use is made in the R-R Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified. A. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height, or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.

- a. There are currently no structures proposed, therefore this standard does not apply.
2. Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows: 1. Public utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet.
 - a. The property has a Rural Residential (R-R) Zoning classification. The zoning classification establishes lot area minimum requirements of one-half (1/2) acres, with a minimum average width of 80 feet. Staff reviewed the proposed project and determined that the proposed project is compliant zone development standards. The proposed parcels are larger than a ½ acres and have a minimum that exceeds 80 feet. Parcel No. 2 as an average width of 929.58 feet, while Parcel No. 1 has an average width of 941.47 feet.
 3. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.
 - a. No automobile storage spaces are proposed with the current proposed parcel map; therefore this standard does not apply.

Other Findings:

1. The project site not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan (MSHCP). The General Biological Assessment and Western Riverside County MSHCP Consistency Analysis prepared for the project was reviewed by the Planning Department – Environmental Programs Division (EPD). EPD conditions of approval includes the requirement for the ECS map to display the constraint area over Jurisdictional Waters, an area of approximately 1.48 acre, as described in the consistency analysis. Additionally, a note shall be added to the ECS map stating: "The delineated constraint area shall be kept free of all building and grading without further biological surveys and appropriate mitigation." EPD also conditioned for appropriate bird surveys for birds and their nest protected by the Migratory Bird Treaty (MBTA) and California Department of Fish and Wildlife (CDFW) should vegetation clearance or habitat disturbance occur on the project site.
2. The project site is not located within a City Sphere of Influence.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. AB 52 / SB 18 the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption), and as such, AB52 consultation is not required. The project does not include a General Plan Amendment; therefore, SB 18 consultation is not required.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. The land division is located in the "Hazard Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787, State Board of Forestry California Code of Regulations, Title 14, and the California Building Code. Riverside County Fire Department reviewed the project for compliance with applicable regulations and the conditions of approval include requirement for an access easement or Right of Way agreements for emergency vehicle apparatus access, specific Fire Hazard notations on the Environmental Sheet Constraint map, a Fire protection/vegetation management plan prior to issuance of a grading permit, and a Preliminary Fuel Modification plan/map prior to map recordation.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- b. Fire protection and suppression services will be available for the subdivision through Orange County Fire Authority.

- a. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a Very High hazard severity zone.

Conclusion:

- 1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls concerning the proposed project.

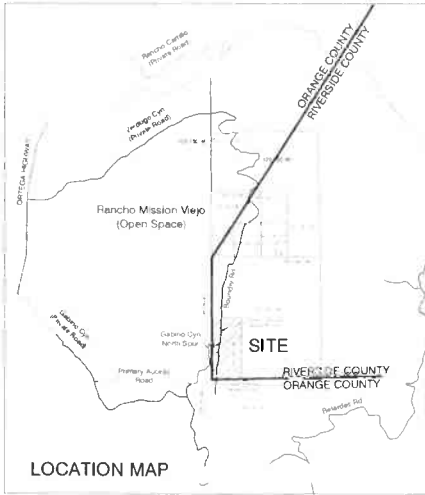
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

TENTATIVE PARCEL MAP NO. 37759

IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

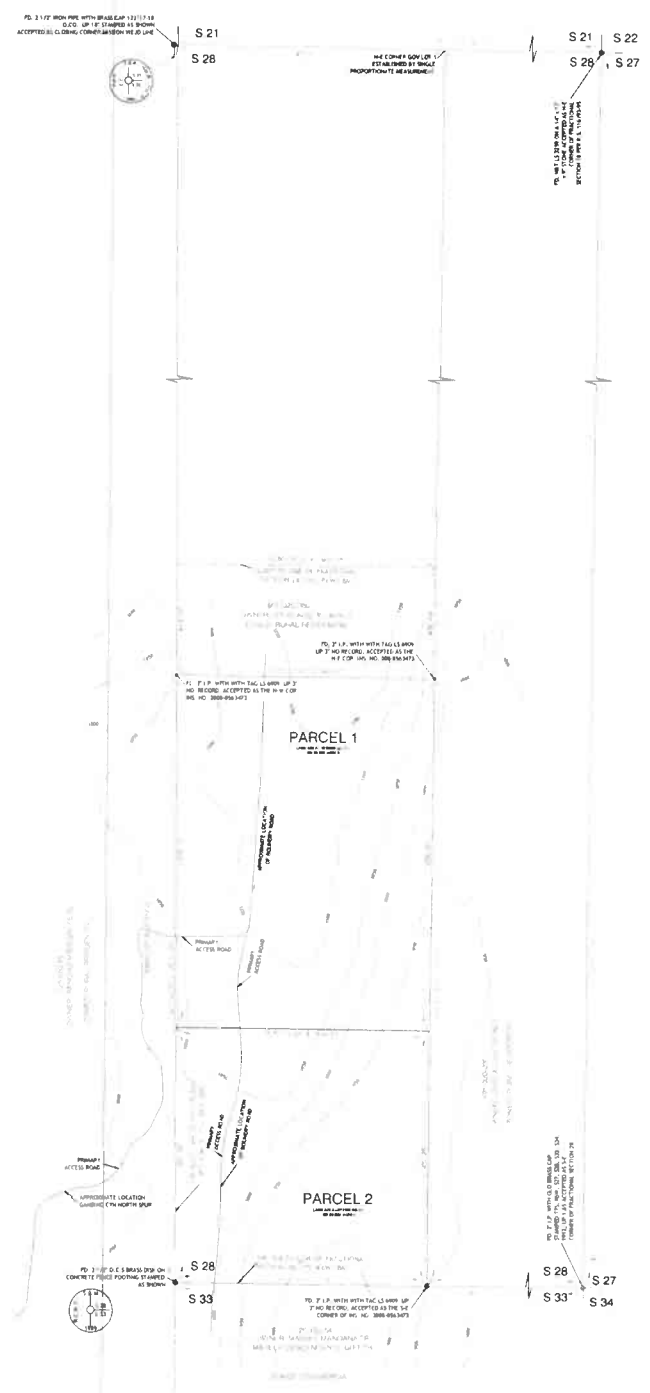
BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASIN AND MOUNTAIN
SPN 301 020 014



NOTES:

1. THE PARCEL MAP IS BASED ON THE SURVEY DATA AND RECORDS PROVIDED BY THE APPLICANT.
2. THE APPLICANT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND RECORDS.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND RECORDS.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS AND RECORDS.

DELTA SURVEYING AND MAPPING
1000 N. CALIFORNIA ROAD, SUITE 100
SANTA ANA, CALIFORNIA 92701



DELTA
SURVEYING AND MAPPING

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	PARCEL 1		
2	PARCEL 2		
3	TOTAL		

DELTA SURVEYING AND MAPPING
1000 N. CALIFORNIA ROAD, SUITE 100
SANTA ANA, CALIFORNIA 92701

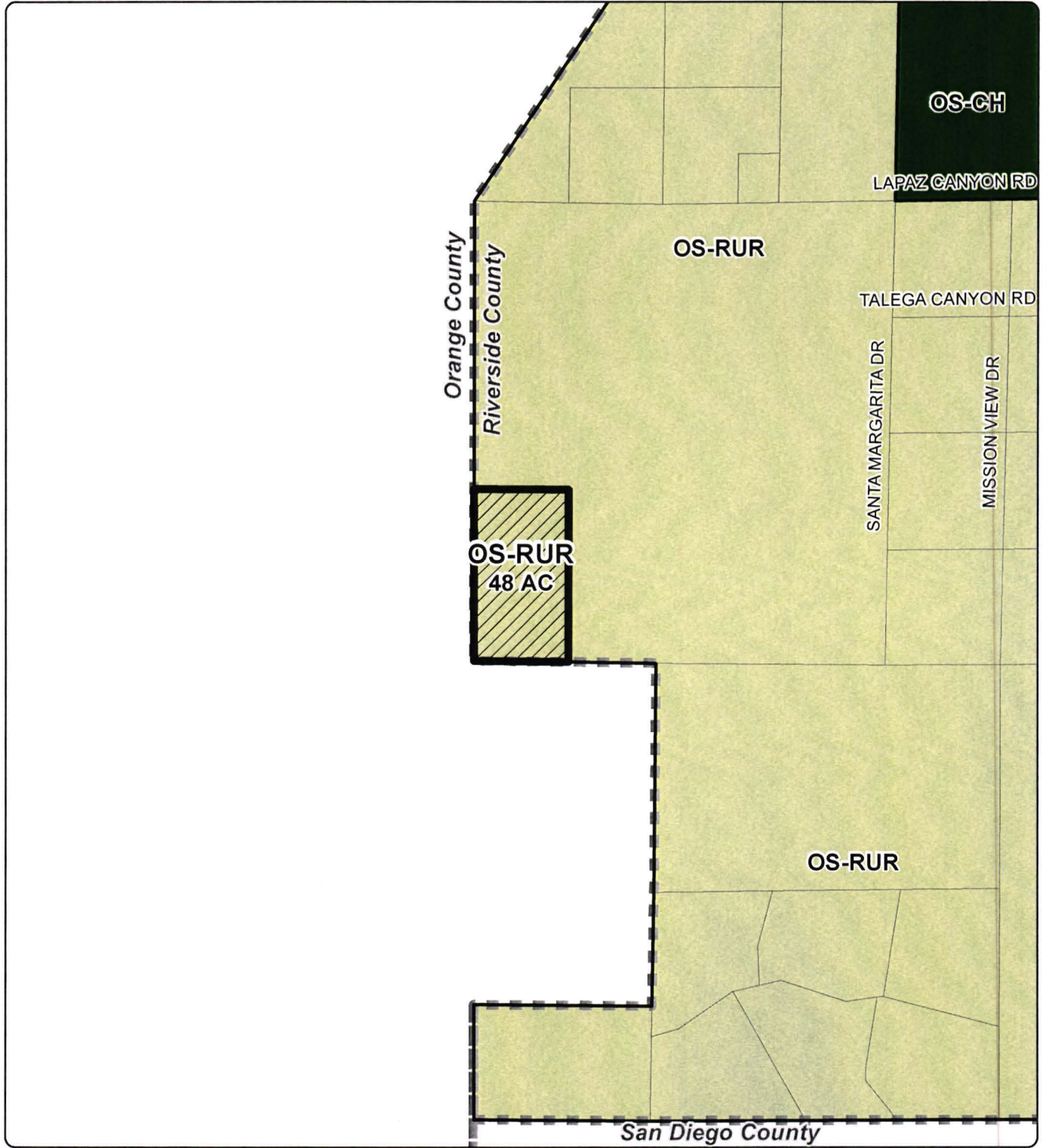
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37759

EXISTING GENERAL PLAN

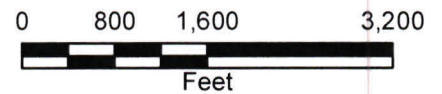
Supervisor: Jeffries
District 1

Date Drawn: 07/06/2022
Exhibit 5



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

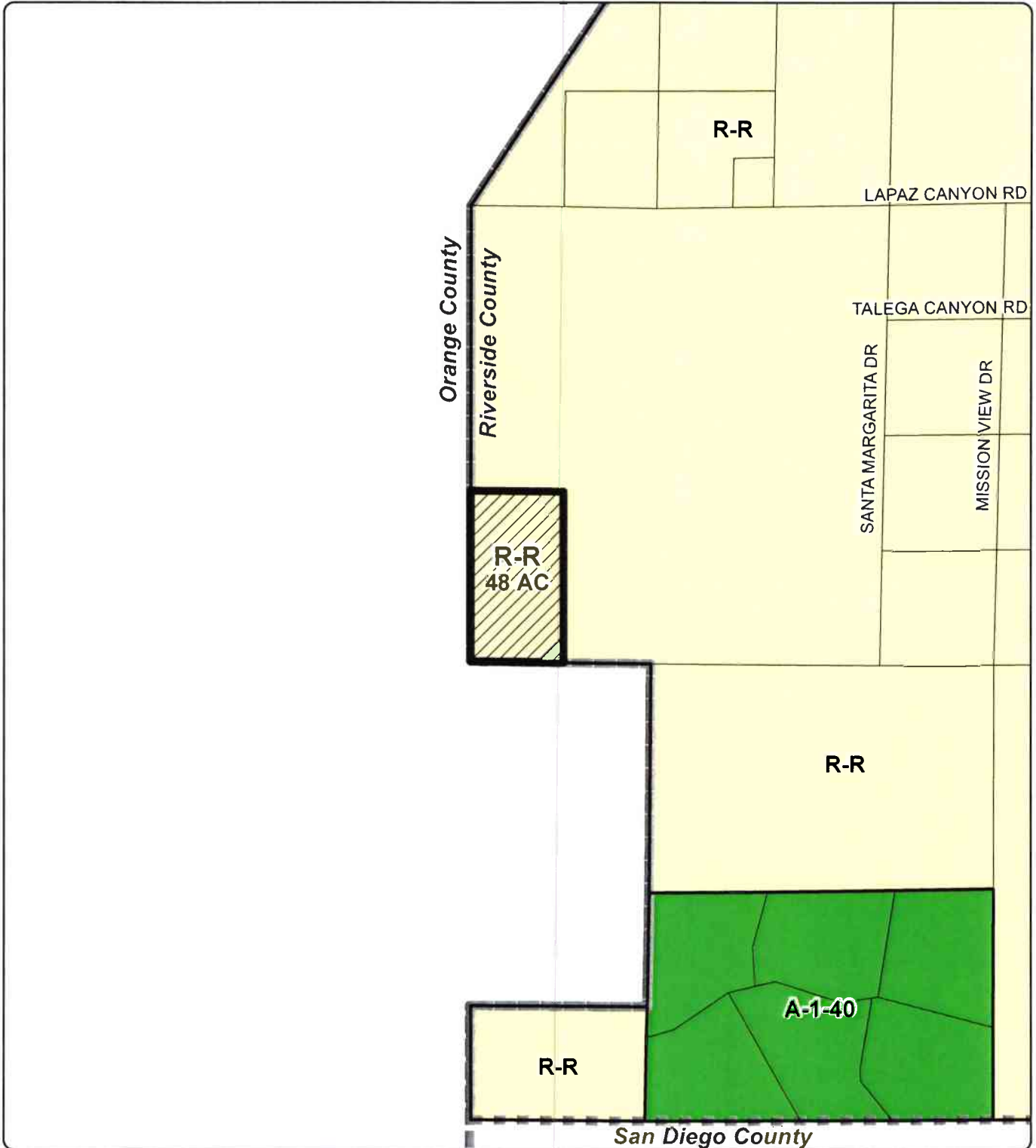
TPM37759

EXISTING ZONING

Supervisor: Jeffries
District 1

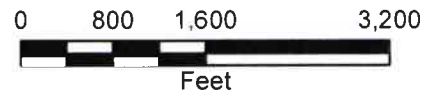
Date Drawn: 07/06/2022

Exhibit 2



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rctd.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37759

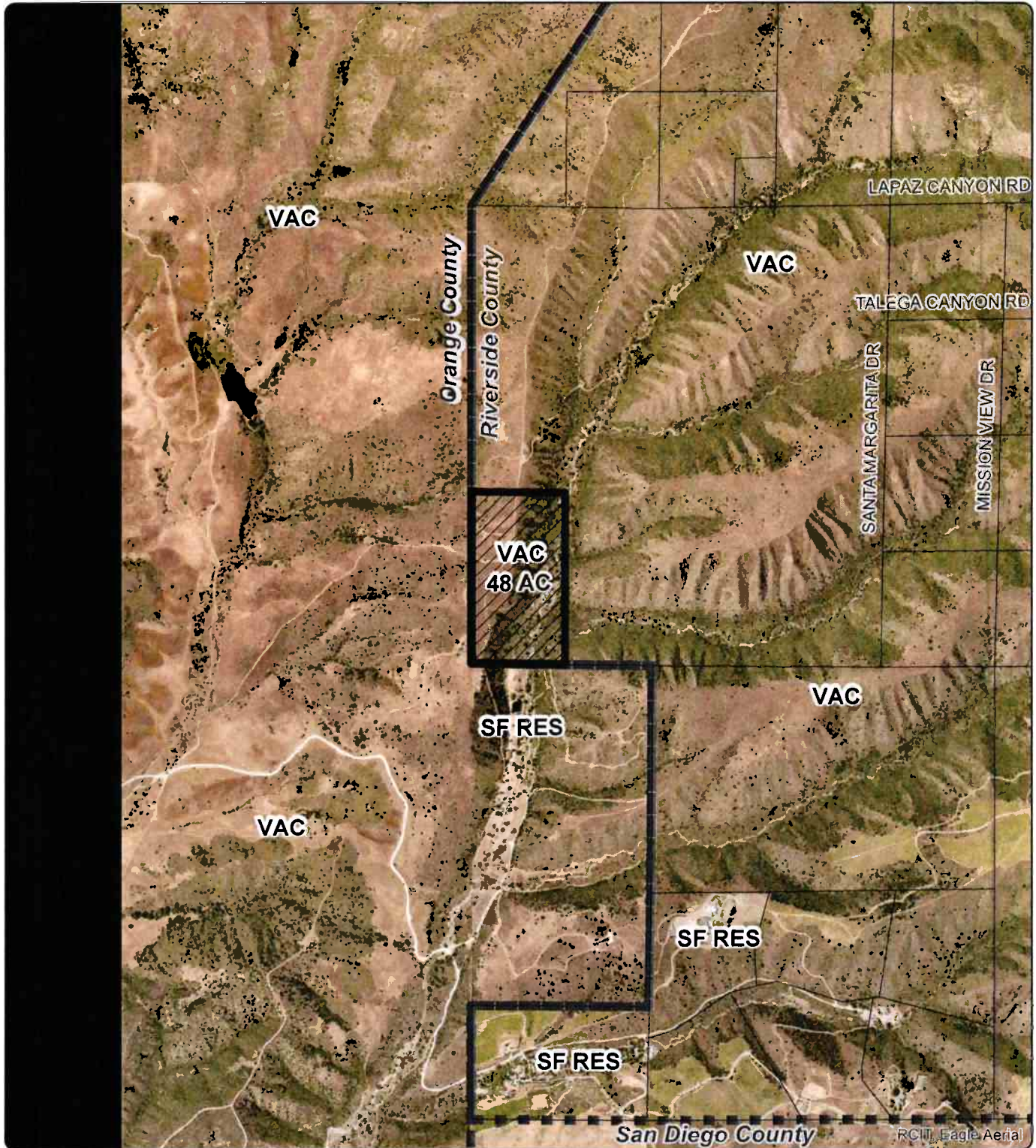
LAND USE

Supervisor: Jeffries

District 1

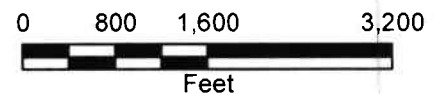
Date Drawn: 07/06/2022

Exhibit 1



Zoning Area: Cleveland

Author: Vinnie Nguyen

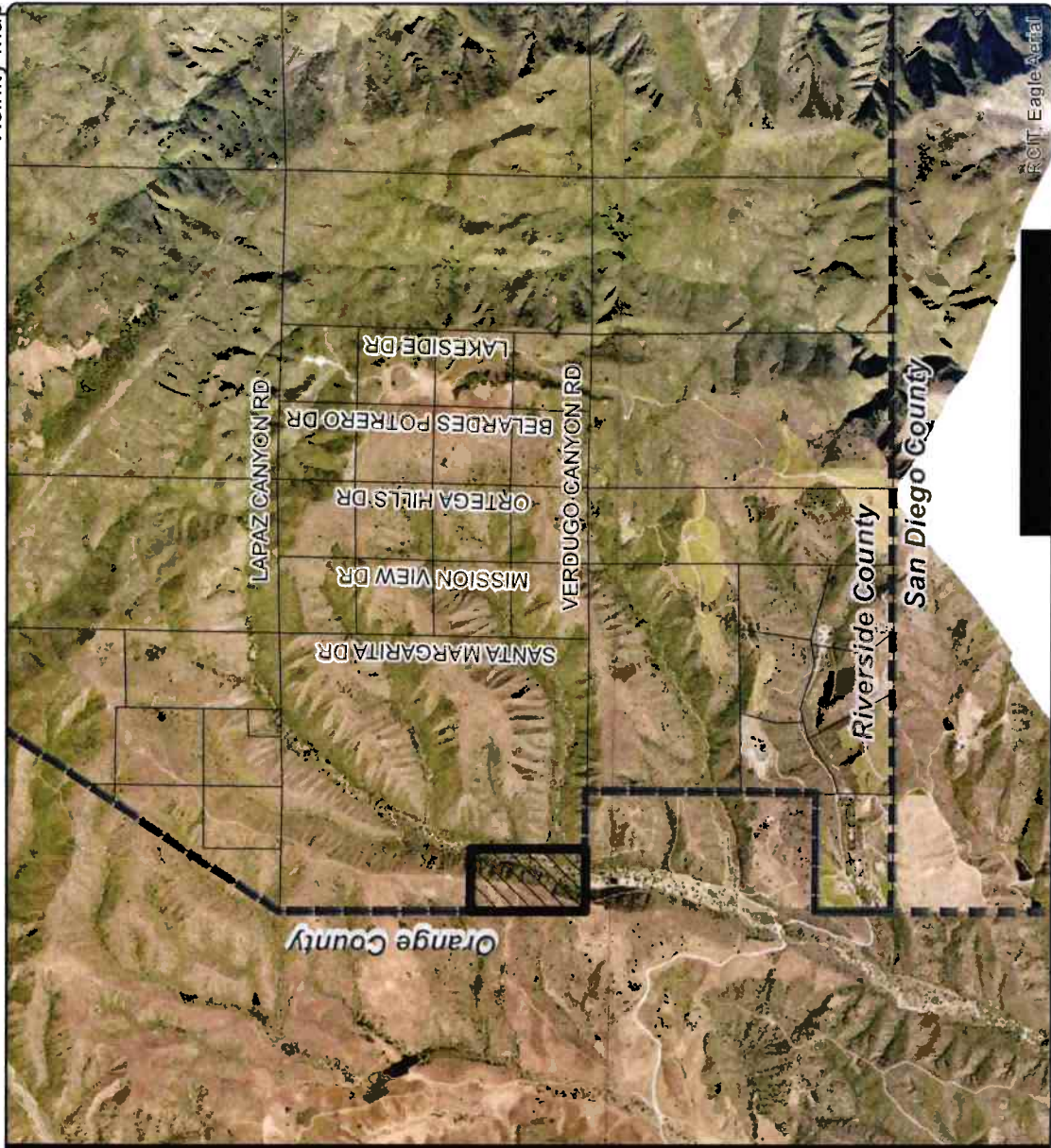


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcploma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37759
VICINITY/POLICY AREAS

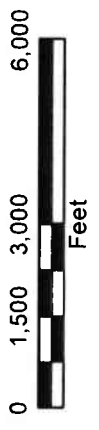
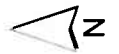
Supervisor: Jeffries
 District 1

Date Drawn: 07/06/2022
 Vicinity Map



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER: On October 2, 2003, the County of Riverside adopted a new General Plan and a new zoning code. The County of Riverside is not responsible for the accuracy of the information shown on this map. The County of Riverside is not responsible for the accuracy of the information shown on this map. For further information, please contact the Riverside County Planning Department at (951) 955-2900 (Riverside County) or at 2400 Desert at (951) 955-2900 (Riverside County).



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant CEO/TLMA Director



07/20/22, 10:19 am

TPM37759

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37759. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TPM37759 or its associated environmental documentation; and,
 - (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TPM37759, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37759) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

A Schedule "I" Tentative Parcel Map division of a 48 acre parcel into two parcels. Parcel no. 1 is 28 acres and Parcel no. 2 is 20 acres. No improvements are proposed to the property.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A, Tentative Parcel Map No. 37759 dated 07/03/20.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 Gen - Custom

San53 issued 5/5/20, based on perc report from Earth Strata, dated 3/16/2020, project number 203091-11a This map is for the subdivision of 48 acres into 2 20+ acre lots. Prior to any further subdivision to lots smaller than what is being proposed and prior to building permit issuance, additional perc testing will be required.

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **Fire - Advisory (cont.)**

Fire. 1 **Fire - Advisory**

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

Per Riverside County Ordinance 460, in order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Access easement or Right of Way agreements shall be retained by and made available from the applicant upon request.

Planning

Planning. 1 **Planning - MAP - 90 DAYS TO PROTEST**

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 **Planning - MAP - Cause for Revocation**

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Planning. 3 **Planning - MAP - EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 4 **Planning - MAP - FEES FOR REVIEW**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **Planning - MAP - FEES FOR REVIEW (cont.)**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 5 **Planning - MAP - MAP ACT COMPLIANCE**

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule I, unless modified by the conditions listed.

Planning. 6 **Planning - MAP - OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 7 **Planning - MAP - ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) Zone.

Planning-CUL

Planning-CUL. 1 **Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
4. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: TPM37759

Parcel: 901020028

50. Prior To Map Recordation

Fire

050 - Fire. 1	Fire - Prior to Recordation - Preliminary Fuel Modification plan	Not Satisfied
Prior to recordation, provide a Preliminary Fuel Modification plan/map.		

050 - Fire. 2	Fire - Prior to recordation	Not Satisfied
ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Building Code.		

050 - Fire. 3	Fire - Prior to recordation	Not Satisfied
ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class A material as per the California Building Code.		

050 - Fire. 4	Fire - Prior to Recordation	Not Satisfied
ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan that should include, but not be limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.		

050 - Fire. 5	Fire - Prior to recordation	Not Satisfied
ECS map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code) and be compliant in design to any existing easement agreements or right of way agreements.		

050 - Fire. 6	Fire - Prior to recordation	Not Satisfied
ECS map must be stamped by the Riverside County Surveyor with the following note: "Should the applicant or developer choose to defer the fire protection requirements, any required water system plans shall be submitted and the water system, including fire hydrants and/or water tank, shall be installed and accepted by the appropriate agency prior to any combustible building material placed on an individual lot."		

Plan: TPM37759

Parcel: 901020028

50. Prior To Map Recordation

Planning

050 - Planning. 1 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 2 Planning - MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 Planning - MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 Planning - MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Planning - MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6 Planning - MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Planning-EPD

Plan: TPM37759

Parcel: 901020028

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 Environmental Constraint Sheet - EPD Not Satisfied

Prior to Recordation the Applicant shall produce an Environmental Constraint Sheet (ECS) displaying a constraint area over the Jurisdictional Waters, approximately 1.48 acres, as described in the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis prepared by Hernandez Environmental Services, dated October 2020.

Additionally a note shall be added to the ECS stating "The delineated constraint area shall be kept free of all building and grading without further biological surveys and appropriate mitigation."

Once the ECS has been completed, it should be submitted to the Environmental Programs Division for review and approval.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear these condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.
3. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Plan: TPM37759

Parcel: 901020028

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Fire

060 - Fire. 1 Fire - Prior to Grading Not Satisfied

Prior to permit issuance, provide the Final Fuel Modification plan/map. Include any mitigation measures for fire/life safety in this plan, including access, water, construction mitigation and/or vegetation modification and maintenance.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Preconstruction Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan

Plan: TPM37759

Parcel: 901020028

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. PRIMP must be accompanied by the final grading plan for the subject project.
3. Description of the proposed site and planned grading operations.
4. Description of the level of monitoring required for all earth-moving activities in the project area.
5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
13. All pertinent exhibits, maps and references.
14. Procedures for reporting of findings.
15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Plan: TPM37759

Parcel: 901020028

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 OWTS Review Not Satisfied

Prior to building permit issuance, applicant must submit for review and approval for an onsite wastewater treatment system (OWTS)/septic in accordance with the Department of Environmental Health Local Agency Management Program (LAMP). Please contact (951)955-8980 or visit <https://www.rivcoeh.org/OurServices/LandDevelopment/SepticSystems> for additional details.

080 - E Health. 2 Water Source - Well Not Satisfied

Prior to building permit issuance, applicant must submit to DEH for review an approval an approved water source. Based on review of TPM37759, wells are proposed. Please contact (951)955-8980 or visit <https://www.rivcoeh.org/OurServices/Wells> for additional information about permitting of wells for residential use.

Fire

080 - Fire. 1 Fire - Prior to permit Not Satisfied

Prior to permit, provide documentation for any mitigation measures as dictated in the Fuel Modification plan/map.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based

Plan: TPM37759

Parcel: 901020028

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Fire

090 - Fire. 1 Fire - Prior to final Not Satisfied

Prior to final, provide documentation for any mitigation measures as dictated in the Fuel Modification plan/map.

Transportation

090 - Transportation. 1 RCTD - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on JULY 06, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TPM37759 for

Company or Individual's Name RCIT - GIS

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

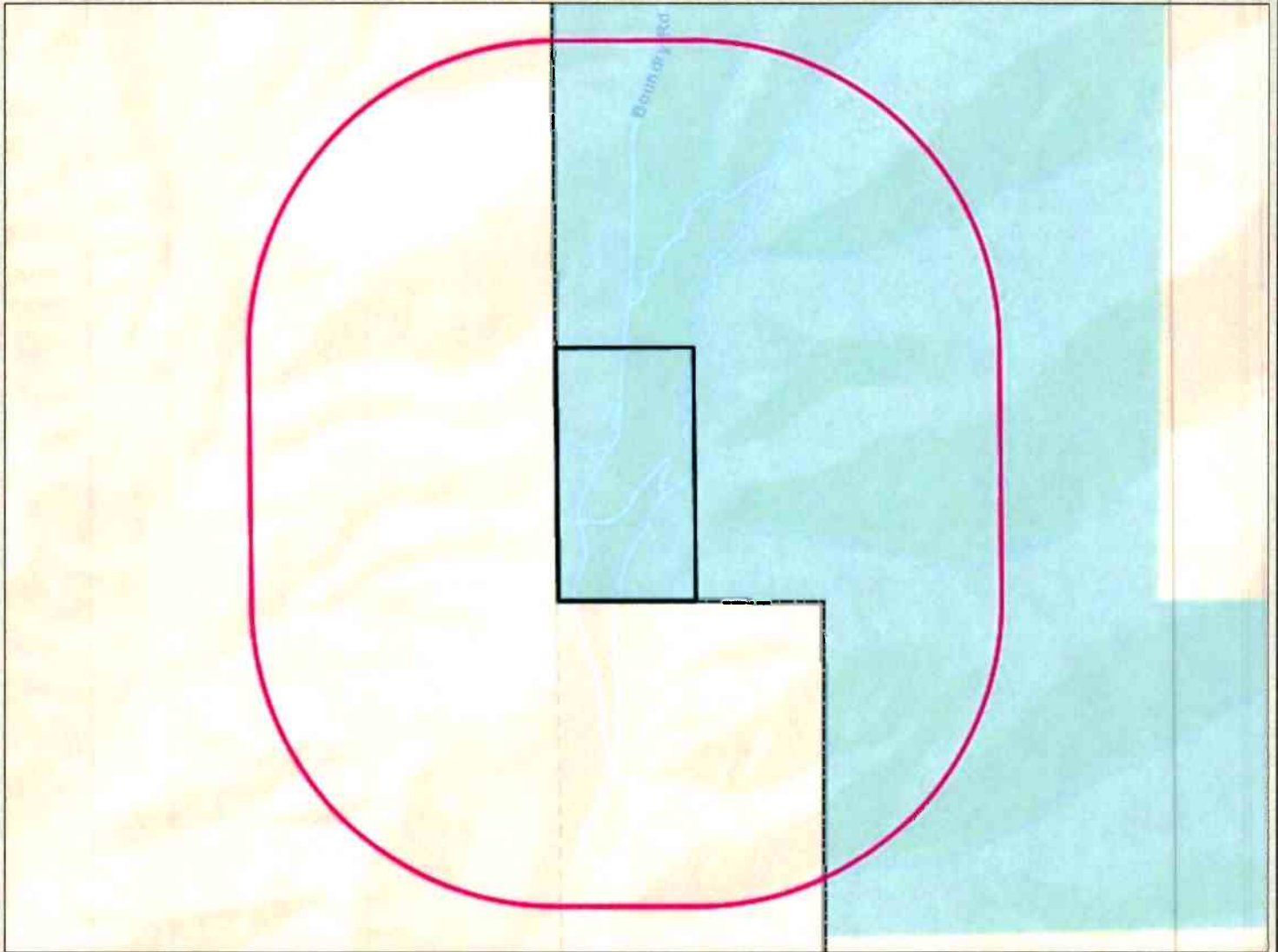
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37759 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/6/2022 2:45:19 PM

© Riverside County RCIT

901020030
ACQUISTAPACE LOUIS FAMILY TRUST DATED
7972 FARM ST
DOWNEY CA 90241

901020017
MARCONI RANCH SOUTH
31878 DEL OBISPO
SAN JUAN CAPO CA 92675

901020028
DAVID DELOSEVIC
30472 GATEWAY PL UNIT 229
MISSION VIEJO CA 92694